

**TOWN OF NORTH HAVEN, CONNECTICUT  
MINUTES OF THE  
PLANNING & ZONING COMMISSION**

Minutes of the Planning & Zoning Commission Special Meeting held on Tuesday, January 29, 2008 at the Mildred L. Wakeley Community & Recreation Center in Room #2 at 7:00 PM.

**MEMBERS PRESENT:**

James J. Giulietti, Acting Chairman  
Douglas Roberts, Secretary  
Vern Carlson  
Brian Cummings  
William O'Hare, Alternate, sitting for Dominic Palumbo

**MEMBERS ABSENT:**

Dominic Palumbo, Chairman  
Antoinetta A. Carmody, Alternate  
John H. Vanacore, Alternate

**OTHERS PRESENT:**

Alan A. Fredricksen, Land Use Administrator  
John Parese, Town Attorney  
Andy Bevilacqua, Acting Town Engineer  
Mary Lee Rydzewski, Public Stenographer  
Sandra Lion, Clerk

**AGENDA:**

Mr. Giulietti, Acting Chairman, called the meeting to order at 7:00 PM. He introduced the Commissioners, alternates, town staff and the clerk. Mr. Giulietti then stated that tonight's meeting will be for the continuation of the deliberations for the Zone Change Application #P08-11, 415 Washington Avenue, only.

**DELIBERATION SESSION:**

1. #P08-11      Continuation of the deliberations for the Zone Change Application of 415 Washington Avenue Partners, LLC, Applicants/Owners, relative to 409, 415, 417, 419, & 425 Washington Avenue, (Map 90, Lots 2 & 6).  
Submission Entitled: "Application for Rezoning to Special Development District Zone (SDD)." Dated July 31, 2007. IL-30 & IL-80 Zoning Districts.

Mr. Giulietti would like the Master Plan Narrative to be a part of the Master Plan. Attorney Parese stated that the Master Plan Narrative can be accepted as a part of the Master Plan. Mr. Giulietti feels that the term "Accessory Uses" needs to be defined or limited.

Mr. Michalowski, development consultant with Harrall-Michalowski Associates, suggested to define the “Accessory Uses” that would be acceptable to the Commission. Mr. Giulietti also suggested modifying the language for “Accessory Uses” and eliminating the term “Drive Thru” as a stand alone element. The Commission also wants to eliminate car repair services as a use.

Mr. Michalowski then reviewed the Pre-Site Plan Submission of Design Guidelines, with the Commission. The Commission asked questions and Attorney Parese and Mr. Michalowski responded. The Commission may want a Public Hearing so the public can have the opportunity to comment, on the development, before a site plan is submitted. The Commission agrees that the site design guidelines need to be approved before a site plan is submitted.

Mr. Michalowski then explained the First Draft of the Resolution Approving Application #P08-11. Mr. Giulietti addressed and asked for modifications to some of the language for Transportation Conditions. Mr. Bevilacqua, Acting Town Engineer, and Mr. Michalowski responded to Mr. Giulietti. The Commission then discussed Land Use Conditions and Affordable Housing. The Commission asked further questions and Mr. Fredricksen responded.

The Commission requested a monthly summary report for environmental remediation. The Commission also requested that any substantive changes to the Security Plan be submitted by the applicant in writing to the Commission. The Commission also wants the Inland Wetlands and WPCA Referral comments addressed. Mr. Fredricksen stated to the Commission that the applicant should modify their documents before approval.

The Commission decided to continue the deliberations to the February 4, 2008 regular meeting.

**BREAK:** None

**INFORMAL PRESENTATION:** None

**OTHER:** None

**EXTENSIONS:** None

**BOND RELEASES & REDUCTIONS:** None

**CHANGE OF USE:** None

**CORRESPONDENCE:** None

**MINUTES:** None

**ADJOURN:**

There being no further business, Mr. Carlson moved to adjourn; Mr. Roberts seconded the motion. The meeting was adjourned at 9:56 PM.